

RENTAL MARKET REPORT

Windsor CMA

Date Released: December 2006

Report Highlights

Lack of youth employment and lower migration kept vacancy rates high. The vacancy rate for private apartments with three or more units in the Windsor Census Metropolitan Area (CMA) moved slightly higher in October 2006 to 10.4 per cent from 10.3 per cent one year earlier.

Despite a decline in the number of vacant units, a greater decline in the rental universe resulted in a higher vacancy rate. Windsor's vacancy rate continues to be the highest of any CMA in the country.

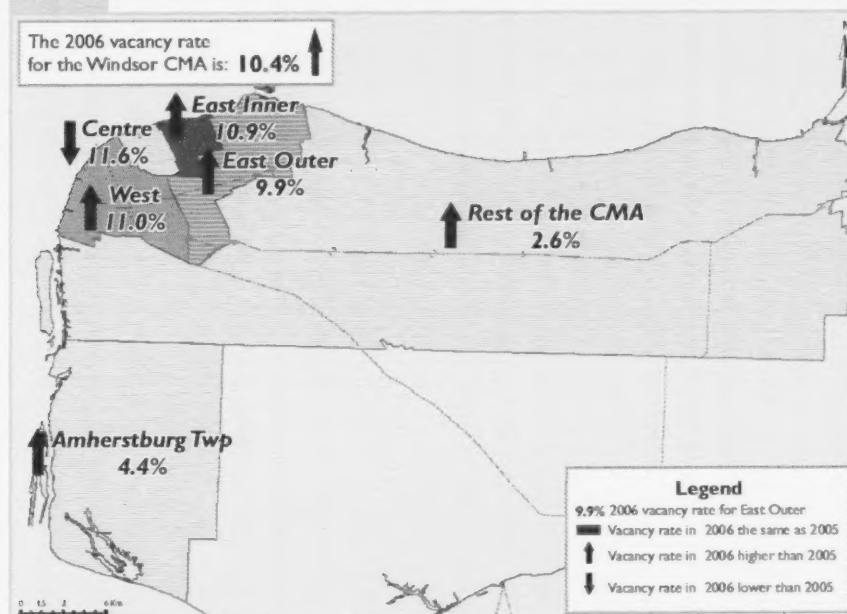
Windsor's record high vacancy rate has pulled average rents down by 0.3 per cent on a common sample of two bedroom apartment units in the 2005-2006 survey years.

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Figure 1



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Figure 2



Vacancy Rates Edge Up

Despite fewer vacant units during the survey, the decline in the total number of rental apartment units was greater and resulted in a slight increase of the vacancy rate. In 2006 the already high apartment vacancy rate rose further to 10.4 per cent from 10.3 per cent in 2005.

The reason the rental universe declined by almost three per cent in Windsor City was that some units no longer qualified as the three or more separate rental units that CMHC surveys. Some triplexes and fourplexes were either converted to single purpose use or rented to family members. Other units were demolished or taken out of rental altogether.

Several factors contributed to this sluggish rental demand. Firstly, net migration to the Windsor CMA declined. Migrants tend to rent until they become established and there were less of them.

Secondly, job growth in the 15-24 year group, an age group associated with renting, has been stagnant.

Thirdly, a competitive resale market has provided affordable homeowner-ship options to many renters.

Vacancies Highest Downtown

In Windsor City the vacancy rate increased in three of the four zones.

Only Zone 1 - Downtown, declined slightly from the previous year. The vacancy rate decreased for both one- and two-bedroom units in this zone. Landlords lowered rents in

order to lease units.

Zone 2, East Inner, had the highest vacancy rate for one-bedroom units at 14 per cent. High vacancy rates put downward pressure on rents.

In Zone 3, East Outer, the one-bedroom vacancy rate was down slightly and rents were unchanged. The two-bedroom vacancy rate, however, jumped by nearly two per cent to 10.4 per cent

Zone 4, which includes the University of Windsor and St. Clair College, had the largest increase in the vacancy rate, going from 8.1 per cent last year to 11.0 per cent in 2006. Fewer landlords offered rent discounts. Vacancies will likely continue to abound in this area as a new student residence opens shortly.

Vacancy rates in Zones 5 and 6, outside the city, both increased, but were less than half those in the city. Vacancy rates tend to be lower in the outer zones as the universe is smaller and there is less choice for those renters who need to be located in these areas.

Figure 3

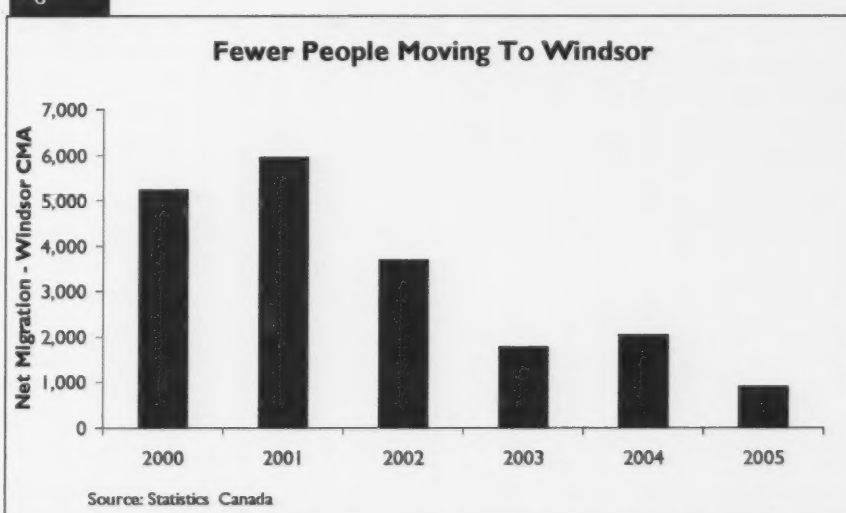
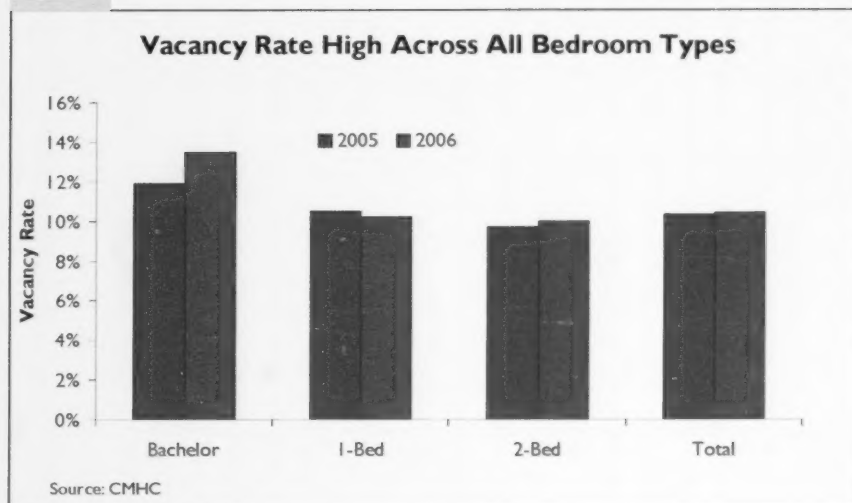


Figure 4



Vacant Two-Bedroom Units Numbers Increase

The vacancy rate for all bedroom types was in double digits. Two-bedroom units continue to have the lowest vacancy rate of ten per cent.

One-bedroom units had a small decrease in the vacancy rate from 10.5 per cent to 10.2 per cent. Two-thirds of the vacant one-bedroom units were located in Zones 1 and 4.

Rents Fall

This year, CMHC is introducing a measure for the change in rents for existing structures. By focusing on existing structures, we can exclude the impact of new structures added to the rental universe between surveys and conversions and get a better indication of the rent increase in existing structures. Windsor's rental market vacancy rate hit an all time record in 2006. For the Windsor CMA, a softer rental market has meant that the average rent for a two-bedroom apartment in existing structures moderated by 0.3 per cent in October 2006 compared to a

year earlier. Landlords attempting to boost occupancy rates, held the line on rents in this year's survey.

Newest Buildings Rent More Easily

The lowest vacancy rates in the October 2006 survey were in buildings completed after 1974. The vacancy rate was 8.1 per cent, up

from 6.1 per cent in 2005. Correspondingly, rates were highest for the oldest buildings in the survey. Older buildings tend to be walk-up units, smaller and near the core of the city.

High Rises Have Lowest Vacancy Rate

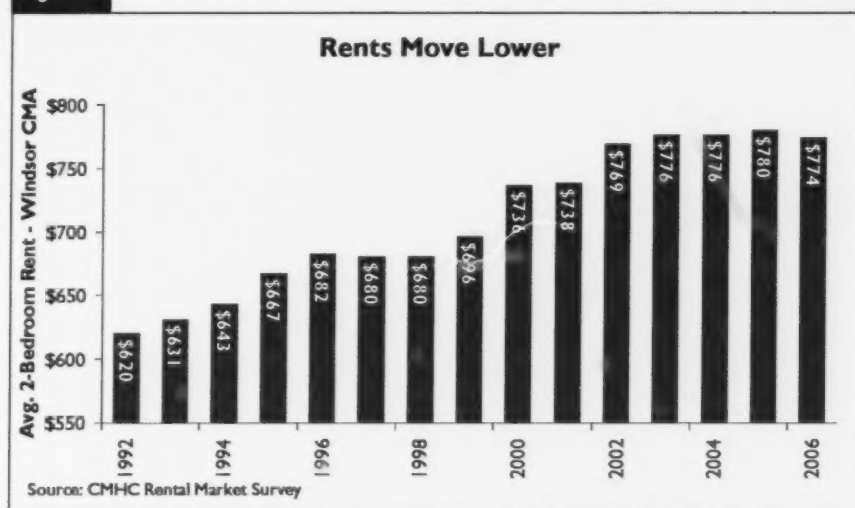
The trend for larger buildings to have lower vacancy rates than the market average in Windsor continues. Large buildings with 100 or more units had the lowest one-, two- and three-bedroom vacancy rates and an average rate of 5.3 per cent. Larger buildings are usually run by property management firms who can afford rental incentives, security, on-site superintendents and building maintenance to attract tenants.

Buildings with 6-19 units had the highest vacancy rates for one- and two-bedroom units averaging 14.1 per cent, unchanged from the 2005 survey.

Figure 5



Figure 6



Townhouse Vacancy Rate Rises

Rental demand for townhouses decreased as many renters moved to the homeownership market. The rent for a three-bedroom townhouse was \$833 which would easily allow for a monthly mortgage pay-

ment on a starter house in Windsor. The total vacancy rate for townhouse units increased from 6.3 per cent in 2005 to 9.9 per cent in 2006.

Availability Rate Turns

CMHC's availability rate measures

the percentage of units for which the existing tenant has given or received notice to move and a new tenant has not been found for the unit. The rate also includes those units that are currently empty or vacant and as such the availability rate is higher than the vacancy rate. Availability rates give a slightly broader indication of the trends in the available rental supply.

High availability rates indicate that the movement from rental to homeownership remains strong. It also indicates that with the numerous vacant units available, renters are easily able to move among units if a better unit becomes available. For the Windsor CMA the availability rate decreased from 12.1 per cent in October 2005 to 12.0 per cent in October 2006. The rate was highest in Zone 1 downtown at 13.6 per cent.

Rental Market Outlook

Vacancy rates are poised to move lower in 2007 in the Windsor CMA. There are a number of factors pointing to the decline. An improving employment picture will boost rental demand. The vacancy rate for private apartments with three or more units will move lower to 8.5 per cent in the fall of 2007. Rent increases will be virtually non-existent. The two-bedroom rent will remain close to \$774 in 2007.

Employment growth for young adults will lift renter demand in 2007. The opening of a new call centre in Windsor to provide technical support will employ at least 1,000 people to start with. The service and tourism industries will also allow employment opportunities.

The supply will continue to decline and help lower the vacancy rate. New rental construction is virtually non-existent. There were only four rental apartment units under construction in October 2006. In addition there have been a number of applications for the conversion of rental apartments to condominiums, which will further reduce the rental stock.

National Rental Vacancy Rate Inches Down to 2.6 Per Cent

The average rental apartment vacancy rate in Canada's 28 major centres decreased slightly by 0.1 of a percentage point to 2.6 per cent in October 2006 compared to last year.

Solid job creation and healthy income gains helped to strengthen demand for both ownership and rental housing. High levels of immigration were a key driver of rental demand in 2006, as was the increasing gap between the cost of home ownership and renting. These factors have put downward pressure on vacancy rates over the past year.

On the other hand, home ownership demand remained very strong, which can be seen from the near record level of existing home sales and the high level of housing starts in 2006. Strong home ownership demand continues to apply upward pressure on vacancy rates. Adding to this is the high level of condominium completions in some centres. Condominiums are a relatively inexpensive type of housing for renters moving to home ownership. Also, some condominium apartments are owned by investors who rent them out. Therefore, high levels of condominium completions have created competition for the rental market and have put upward pressure on vacancy rates.

The centres with the highest vacancy rates in 2006 were Windsor (10.4 per cent), Saint John (NB) (6.8 per cent), and St. John's (NFLD) (5.1 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Calgary (0.5 per cent), Victoria (0.5 per cent), and Vancouver (0.7 per cent).

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Toronto (\$1,067) and Vancouver (\$1,045), followed by Calgary (\$960) and Ottawa (\$941). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières (\$488) and Saguenay (\$485).

By excluding the impact of new structures added to the universe since the last survey and conversions from the calculation, we can get a better indication of the rent increase in existing structures. Overall, the average rent for two-bedroom apartments in existing structures across Canada's 28 major centres increased by 3.2 per cent between October 2005 and October 2006. The greatest rent increases occurred in Calgary where rents were up 19.5 per cent and in Edmonton where rents increased by 9.9 per cent. Excluding Calgary and Edmonton, the average rent for two-bedroom apartments in existing

	2005	2006
Abbotsford	3.8	2.0
Calgary	1.6	0.5
Edmonton	4.5	1.2
Gatineau	3.1	4.2
Greater Sudbury	1.6	1.2
Halifax	3.3	3.2
Hamilton	4.3	4.3
Kingston	2.4	2.1
Kitchener	3.3	3.3
London	4.2	3.6
Montréal	2.0	2.7
Oshawa	3.3	4.1
Ottawa	3.3	2.3
Québec	1.4	1.5
Regina	3.2	3.3
Saguenay	4.5	4.1
Saint John	5.7	6.8
Saskatoon	4.6	3.2
Sherbrooke	1.2	1.2
St. Catharines-Niagara	2.7	4.3
St. John's	4.5	5.1
Thunder Bay	4.6	4.9
Toronto	3.7	3.2
Trois-Rivières	1.5	1.0
Vancouver	1.4	0.7
Victoria	0.5	0.5
Windsor	10.3	10.4
Winnipeg	1.7	1.3
Total	2.7	2.6

structures was up only 2.4 per cent in 2006 compared to 2005.

In 2006, vacancy rates for rental condominium apartments were below one per cent in five of the seven centres surveyed (Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal, and Québec). Rental condominiums in Vancouver and Toronto had the lowest vacancy rate at 0.4 per

cent. On the other hand, Québec and Montréal registered the highest vacancy rates for condominium apartments at 1.2 per cent and 2.8 per cent in 2006, respectively. The survey showed that vacancy rates for rental condominium apartments in 2006 were lower than vacancy rates in the conventional rental market in all the surveyed centres, except Montréal. The highest average monthly rents for two-bedroom condominium apartments were in Toronto (\$1,487), Vancouver (\$1,273), and Calgary (\$1,257). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly

rents for two-bedroom private apartments in the conventional rental market in 2006.

Also, the average monthly rent for a two-bedroom unit in the secondary rental market (dwelling types other than private apartments such as duplexes and accessory apartments) was lower than the average rent in both the conventional and condominium apartment markets in Montréal and Vancouver. In Toronto, the average monthly rent for a two-bedroom unit in the secondary rental market was slightly higher than in the conventional rental market.

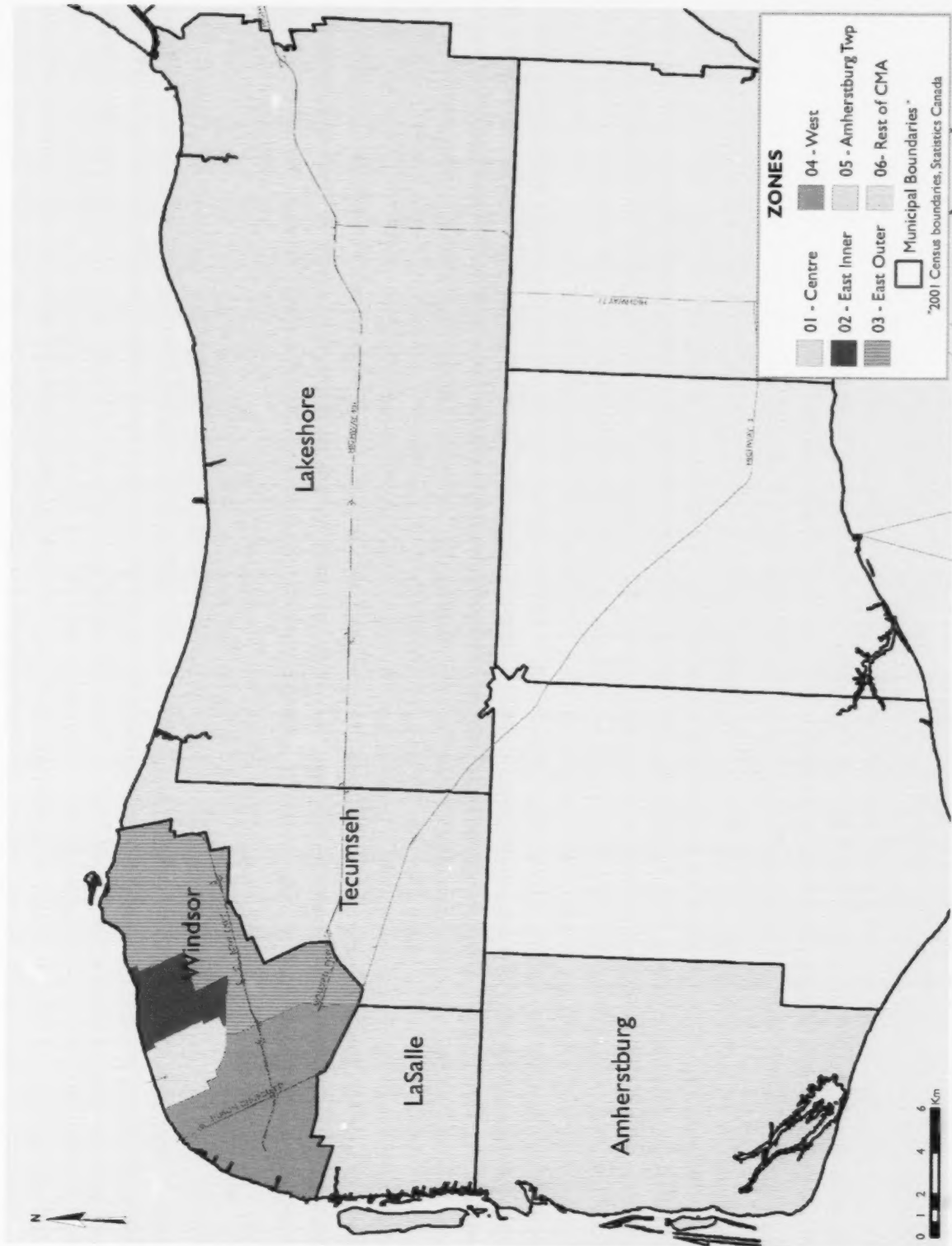
1 Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.

2 CMHC's October Rental Market Survey, which covers private row and apartment structures with three or more units, is being expanded to include information on the secondary rental market. More specifically, for the Vancouver, Toronto and Montréal CMAs, the following types of units are now surveyed:

- rented single-detached houses;
- rented double (semi-detached) houses;
- rented freehold row/town houses;
- rented duplex apartments;
- rented accessory apartments;
- rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

Rental Market Survey – Now Also Done in the Spring

Starting in 2007, CMHC will be conducting a rental market survey in the spring, in addition to the one conducted in the fall. The results of the spring survey will be published in June and will provide centre-level information on key rental market indicators such as vacancy rates and average rents. This will give users access to more timely information on market trends.



RMS ZONE DESCRIPTIONS - WINDSOR CMA	
Zone 1	Centre - North: Detroit River; East: Pierre, Moy Parkwood; South: C.P. Rail, Ypres Blvd.; West: Conrail.
Zone 2	East Inner - North: Detroit River; East: Buckingham, Raymo, Norman, Chrysler; South: C.P. Rail, Tecumseh Rd; West: Zone 1.
Zone 3	East Outer - North: Detroit River; East: City Limit; South: City Limit; West: Zone 2.
Zone 4	West - North: Conrail; East: Howard Avenue; South: City Limit; West: Zone 3.
Zones 1-4	Windsor City
Zone 5	Amherstburg Twp
Zone 6	Rest of CMA - Includes: Essex T., LaSalle T., Lakeshore Twp., St. Clair Beach V./ Sandwich South Twp./Tecumseh T.
Zones 1-9	Windsor CMA

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Edmonton, Calgary and Vancouver Reports

Rental Condominium Apartment Data *

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$)
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto and Vancouver Reports

Secondary Rented Unit Data *

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

* New Surveys - Please refer to the Methodology section for additional information.

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Windsor CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Centre	13.0 d	**	13.1 c	10.2 c	13.5 d	12.5 d	**	**	13.4 c	11.6 c
Zone 2 - East Inner	**	**	10.8 c	14.0 c	10.0 b	8.4 b	2.8 b	2.1 c	10.6 c	10.9 c
Zone 3 - East Outer	12.0 c	12.1 a	9.4 b	8.8 a	9.1 b	10.4 a	4.5 d	**	9.5 a	9.9 a
Zone 4 - West	4.6 d	**	8.8 b	10.9 c	7.6 b	10.8 d	**	**	8.1 b	11.0 c
Windsor City (Zones 1-4)	11.8 c	13.5 c	10.9 a	10.5 a	10.3 a	10.8 a	**	**	10.7 a	10.9 a
Zone 5 - Amherstburg Township	0.0 a	20.0 a	3.1 a	6.1 a	6.6 b	1.8 a	0.0 a	0.0 a	4.2 a	4.4 a
Zone 6 - Remainder	**	**	1.0 a	3.8 a	1.3 a	2.1 b	4.9 d	**	1.5 a	2.6 a
Windsor CMA	11.9 c	13.5 c	10.5 a	10.2 a	9.7 a	10.0 a	**	11.2 d	10.3 a	10.4 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

1.1.2 Private Apartment Average Rents (\$)
by Zone and Bedroom Type
Windsor CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Centre	462 a	456 a	642 a	636 a	782 a	747 a	**	771 c	678 a	654 a
Zone 2 - East Inner	480 a	454 b	624 a	619 a	745 a	744 a	1,103 a	1,002 a	693 a	685 a
Zone 3 - East Outer	539 a	539 a	684 a	684 a	784 a	789 a	885 b	786 b	714 a	711 a
Zone 4 - West	527 a	514 a	639 a	651 a	786 a	785 a	**	**	693 a	702 a
Windsor City (Zones 1-4)	498 a	494 a	649 a	648 a	777 a	768 a	977 b	889 b	693 a	685 a
Zone 5 - Amherstburg Township	**	**	672 a	707 a	885 a	933 a	**	**	752 a	797 a
Zone 6 - Remainder	**	**	667 a	680 a	778 a	814 a	781 a	834 a	737 a	762 a
Windsor CMA	498 a	494 a	650 a	650 a	780 a	774 a	959 b	881 b	695 a	691 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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n/a: No units exist in universe for this category n/a: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2006 by Zone and Bedroom Type Windsor CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Centre	**	436	288 c	2,838	193 d	1,544	**	127	571 c	4,945
Zone 2 - East Inner	**	79	133 c	949	74 b	883	2 c	96	219 c	2,007
Zone 3 - East Outer	47 a	389	153 a	1,734	152 a	1,457	**	67	363 a	3,647
Zone 4 - West	**	196	203 c	1,858	150 d	1,387	**	45	383 c	3,486
Windsor City (Zones 1-4)	148 c	1,100	777 a	7,379	569 a	5,270	**	335	1,536 a	14,085
Zone 5 - Amherstburg Township	1 a	5	10 a	164	2 a	113	0 a	12	13 a	294
Zone 6 - Remainder	**	**	10 a	276	9 b	423	**	29	19 a	732
Windsor CMA	149 c	1,109	797 a	7,819	579 a	5,806	42 d	377	1,568 a	15,111

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Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

1.1.4 Private Apartment Availability Rates (%)
by Zone and Bedroom Type
Windsor CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Centre	14.8 d	**	15.5 d	12.0 c	15.2 d	14.2 c	**	**	15.5 d	13.6 c
Zone 2 - East Inner	**	**	11.8 c	15.2 d	12.9 c	9.1 b	3.8 d	2.1 c	12.4 c	11.8 a
Zone 3 - East Outer	14.5 a	13.6 a	11.3 c	11.1 a	10.3 c	12.2 a	**	**	11.2 a	11.9 a
Zone 4 - West	5.6 c	**	10.0 c	12.3 c	8.8 b	12.3 c	**	**	9.3 b	12.3 c
Windsor City (Zones 1-4)	13.6 c	14.8 c	12.7 a	12.3 a	11.9 a	12.3 a	**	**	12.5 a	12.6 a
Zone 5 - Amherstburg Township	0.0 a	20.0 a	4.4 a	7.3 a	13.2 a	1.8 a	0.0 a	0.0 a	7.4 a	5.1 a
Zone 6 - Remainder	**	**	7.4 a	5.0 a	2.3 a	2.4 b	4.9 d	4.0 d	4.4 a	3.4 b
Windsor CMA	13.6 c	14.8 c	12.4 a	11.9 a	11.4 a	11.4 a	**	**	12.1 a	12.0 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

1.2.1 Private Apartment Vacancy Rates (%)
by Year of Construction and Bedroom Type
Windsor CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Windsor CMA										
Pre 1960	17.0 d	20.0 d	17.7 d	14.1 c	21.1 d	**	**	**	18.8 d	16.0 d
1960 - 1974	7.4 b	7.5 c	8.8 b	8.6 b	9.0 b	8.8 b	4.1 c	**	8.6 a	8.5 a
1975 - 1989	**	12.1 c	6.8 b	8.1 a	5.5 a	8.0 a	2.3 b	**	6.1 a	8.1 a
1990+	**	**	**	**	6.9 c	**	**	**	**	**
Total	11.9 c	13.5 c	10.5 a	10.2 a	9.7 a	10.0 a	**	11.2 d	10.3 a	10.4 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

1.2.2 Private Apartment Average Rents (\$)
by Year of Construction and Bedroom Type
Windsor CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Windsor CMA										
Pre 1960	456 a	453 a	532 a	552 a	623 a	629 a	716 b	749 b	553 a	567 a
1960 - 1974	536 a	537 a	669 a	665 a	778 a	779 a	1,035 a	941 b	701 a	696 a
1975 - 1989	554 a	507 b	707 a	709 a	840 a	838 a	1,085 b	904 b	774 a	767 a
1990+	**	**	687 a	677 a	806 a	805 a	**	**	782 a	790 a
Total	498 a	494 a	650 a	650 a	780 a	774 a	959 b	881 b	695 a	691 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

1.3.1 Private Apartment Vacancy Rates (%)
by Structure Size and Bedroom Type
Windsor CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Windsor CMA										
3 to 5 Units	**	**	**	**	18.2 d	**	**	**	19.6 d	17.5 d
6 to 19 Units	**	**	15.4 d	15.5 d	12.8 c	13.1 c	**	**	14.1 c	14.1 c
20 to 49 Units	11.6 c	11.7 c	9.7 b	9.8 a	8.5 b	8.1 a	5.9 d	**	9.5 b	9.6 a
50 to 99 Units	**	**	3.7 b	6.7 a	5.8 b	6.7 b	4.3 a	4.2 d	5.3 b	7.3 a
100+ Units	8.7 c	**	7.0 b	4.6 b	2.7 b	5.9 b	3.7 b	2.4 c	5.5 b	5.3 b
Total	11.9 c	13.5 c	10.5 a	10.2 a	9.7 a	10.0 a	**	11.2 d	10.3 a	10.4 a

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** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

1.3.2 Private Apartment Average Rents (\$)
by Structure Size and Bedroom Type
Windsor CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Windsor CMA										
3 to 5 Units	419 b	395 c	512 a	526 a	658 a	652 a	819 c	807 c	612 a	609 a
6 to 19 Units	493 a	474 a	583 a	586 a	718 a	715 a	756 b	835 c	621 a	623 a
20 to 49 Units	482 a	490 a	649 a	647 a	798 a	808 a	882 b	734 c	683 a	683 a
50 to 99 Units	546 a	521 a	706 a	701 a	840 a	836 a	1,127 a	**	763 a	748 a
100+ Units	531 b	573 a	739 a	737 a	872 a	865 a	1,189 a	1,087 a	782 a	784 a
Total	498 a	494 a	650 a	650 a	780 a	774 a	959 b	881 b	695 a	691 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Windsor CMA

Zone	3-5		6-19		20-49		50-99		100+	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Centre	**	**	**	14.6 d	9.0 b	9.3 b	6.2 c	9.7 b	7.4 c	5.3 c
Zone 2 - East Inner	**	**	**	14.6 c	11.5 d	11.3 a	6.7 a	8.2 a	**	**
Zone 3 - East Outer	**	10.9 d	14.2 a	14.0 a	12.4 d	10.9 c	4.7 a	5.7 a	4.5 a	7.9 a
Zone 4 - West	**	**	10.1 d	14.6 d	6.4 b	8.4 b	4.4 a	6.2 c	n/u	n/u
Windsor City (Zones 1-4)	**	**	14.9 c	14.5 c	9.7 b	9.8 a	5.6 b	7.8 a	5.8 b	6.0 b
Zone 5 - Amherstburg Township	11.7 d	12.5 a	2.2 a	5.4 a	**	**	**	**	n/u	n/u
Zone 6 - Remainder	2.9 b	**	1.3 a	7.1 c	n/u	n/u	**	**	**	**
Windsor CMA	**	**	14.1 c	14.1 c	9.5 b	9.6 a	5.3 b	7.3 a	5.5 b	5.3 b

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

I.4 Private Apartment Vacancy Rates (%)
by Rent Range and Bedroom Type
Windsor CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Windsor CMA										
LT \$500	12.0 c	16.7 d	22.3 d	17.1 d	**	**	n/s	100.0 a	16.9 a	16.5 a
\$500 - \$599	9.2 b	14.8 c	16.7 a	18.3 a	23.3 d	23.9 d	0.0 a	8.3 a	16.1 a	18.3 a
\$600 - \$699	12.5 d	8.0 c	9.8 a	10.3 a	17.1 d	17.8 d	**	**	11.9 a	11.8 a
\$700 - \$799	0.0 a	n/s	8.5 b	6.4 b	13.9 a	13.6 a	**	0.0 a	10.8 a	9.4 a
\$800 - \$899	n/s	n/s	1.5 a	4.6 c	5.0 b	6.3 b	5.1 d	**	4.5 b	6.6 b
\$900+	0.0 a	0.0 a	3.9 b	4.2 b	3.7 b	5.1 b	3.7 b	**	3.7 b	5.4 b
Total	11.9 c	13.5 c	10.5 a	10.2 a	9.7 a	10.0 a	**	11.2 d	10.3 a	10.4 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The data collected for a structure depends on whether it is an apartment or a row structure. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. This year, CMHC is also introducing a new measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the 2005 and 2006 Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights and in the narrative section of the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

In 2006, rented condominium apartments were surveyed in the following CMAs: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. Other secondary rental market units were surveyed in Vancouver, Toronto and Montréal.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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